

BOOK 77 PAGE 560
STATE MS. DE SOTO CO.

MAY 19 3 22 PM '98

Site Name O.B. Airport
Site I.D. SM195

BK 77 PG 560
W.E. DAVIS CH. CLK.

Memorandum of Lease Agreement

This memorandum evidences that a lease was made and entered into by written lease agreement dated April 30, 1998, between Metro DeSoto Utilities Company, Inc. ("Landlord") and SprintCom, Inc, a Kansas corporation ("Tenant").

Such Agreement provides in part that Landlord leases to SprintCom, Inc. certain space on a water tower and a portion of certain real property located at 8604 Hacks Cross Road, City of NA, County of DeSoto, State of Mississippi, which is located within the property of Landlord described in Exhibit A attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on April 30, 1998, which term is subject four (3) additional five (5) year extension periods by SprintCom, Inc.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

"LANDLORD"

By: [Signature]

Name: MORRIS L THOMAS

Title: VICE-PRESIDENT

Address: 100 Peabody Place
Memphis, TN 38105

Landlord Initials MLT
SprintCom Initials CDL

SprintCom, Inc. ("Tenant")
SprintCom, Inc., a Kansas corporation

By: [Signature]

Name: Chris deB...

Title: Area Manager

Address: 1515 Bowman Rd. Suite B
Little Rock, AR 72211

Attach Exhibit A - Site Description

ACKNOWLEDGEMENT

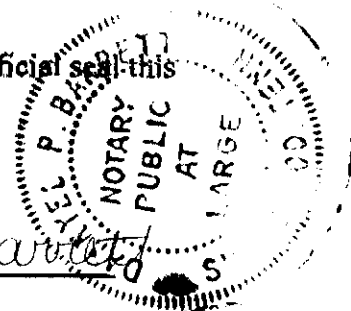
STATE OF Tennessee)COUNTY OF Shelby)

That on this day came before me the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Morris Thomas to me personally well known, who stated that he was the Vice-President of the Metro DeSoto Utilities Co a corporation, and was duly authorized in his respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 30th day of April, 1998.

My Commission Expires:
MY COMMISSION EXPIRES 2/13/2002

Dawnel Barrett
Notary Public



This document reviewed by:
Lewellen & Frazier, P.A.
11 Corporate Hill Drive
Little Rock, AR 72205
(501) 666-1300

Jusan Karshoff

ACKNOWLEDGEMENT

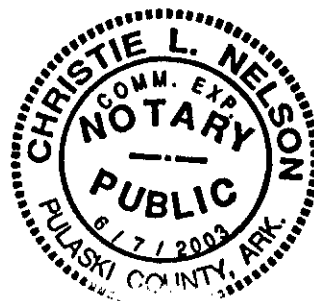
STATE OF ARKANSAS)
)
COUNTY OF PULASKI)

That on this day came before me the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Christopher L. deBin to me personally well known, who stated that he was the Site Development Manager of the Engineering and Network Operations, SprintCom, Inc., a corporation, and was duly authorized in his respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 10th day of April, 1998.

My Commission Expires:
6/7/2003

Christie L. Nelson
Notary Public



Site Name

O.B. Airport

EXHIBIT A

Site I. D.

SM135

TO

MEMORANDUM OF PCS SITE AGREEMENT

Legal Description of Property:

BEING A LEGAL DESCRIPTION OF A PROPOSED SprintCom MUTUAL USE, NON-EXCLUSIVE, INGRESS/EGRESS UTILITY AND ANTENNA ATTACHMENT EASEMENT AREA ACROSS THE METRO UTILITIES CO., INC. PROPERTY RECORDED IN DEED BOOK 157 PAGE 137 AT THE OFFICE OF THE CHANCERY CLERK OF OLIVE BRANCH D_e SOTO COUNTY, MISSISSIPPI, SAID PROPERTY SITUATED IN D_e SOTO COUNTY, MISSISSIPPI AND SAID EASEMENT AREA BEING DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION TWENTY-FOUR, TOWNSHIP ONE SOUTH, RANGE SIX WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TANGENT INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HACKS CROSS ROAD (A PUBLIC, PAVED ROAD, 106 FEET RIGHT-OF-WAY) AND THE OF THE NORTH RIGHT-OF-WAY OF HIGH POINT COVE (A PUBLIC, PAVED ROAD, 80 FEET RIGHT-OF-WAY); THENCE NORTH 00 DEGREES 42 MINUTES 48 SECONDS WEST (ALONG SAID EAST RIGHT-OF-WAY LINE) - 221.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 42 MINUTES 48 SECONDS EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF HACKS CROSS ROAD - 20.22 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 40 SECONDS EAST (LEAVING SAID EAST RIGHT-OF-WAY LINE) - 77.94 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST - 212.07 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST - 40.28 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST - 100.27 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST - 60.77 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST - 120.28 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST - 125.05 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST - 212.44 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 14 SECONDS WEST - 57.69 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE ABOVE DESCRIBED "LEASE AREA".

CONTAINING 14,394 SQUARE FEET OR 0.330 ACRES OF LAND MORE OR LESS.

BEING A LEGAL DESCRIPTION OF A PROPOSED SprintCom TOWER LEASE AREA BEING PART OF THE METRO UTILITIES CO., INC. PROPERTY RECORDED IN DEED BOOK 157 PAGE 137 AT THE OFFICE OF THE CHANCERY CLERK OF D_e SOTO COUNTY, MISSISSIPPI, SAID PROPERTY SITUATED IN OLIVE BRANCH D_e SOTO COUNTY, MISSISSIPPI AND SAID PROPOSED LEASE AREA BEING DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION TWENTY-FOUR, TOWNSHIP ONE SOUTH, RANGE SIX WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TANGENT INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HACKS CROSS ROAD (A PUBLIC, PAVED ROAD, 106 FEET RIGHT-OF-WAY) AND THE OF THE NORTH RIGHT-OF-WAY OF HIGH POINT COVE (A PUBLIC, PAVED ROAD, 80 FEET RIGHT-OF-WAY); THENCE NORTH 89 DEGREES 03 MINUTES 57 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF HIGH POINT COVE - 131.34 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (LEAVING SAID NORTH RIGHT-OF-WAY LINE) - 29.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST - 40.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST - 35.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST - 40.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST - 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,400 SQUARE FEET OR 0.032 ACRES OF LAND MORE OR LESS.

BEARINGS ARE MISSISSIPPI GRID NORTH (NAD 83 - NORTH ZONE)